

SOUTH BEND REDEVELOPMENT COMMISSION
County-City Building, 4th Floor
227 West Jefferson Boulevard
South Bend, Indiana

RESCHEDULED REGULAR MEETING
Tuesday, May 8, 2007
10:00 a.m.

AGENDA

- 1. Roll Call**
- 2. Approval of Minutes**
 - A. Approval of Minutes of the Regular Meeting of Friday, April 20, 2007.
- 3. Approval of Claims**
- 4. Communications**
- 5. Old Business**
- 6. New Business**
 - A. Receipt of Bids
 - (1) Receipt of Bids for property in the South Bend Central Development Area. (V/L W and ADJ 312 East LaSalle Street, Commerce Center)
 - B. Tax Abatements
 - (1) Commission approval requested for Resolution No. 2333 approving an application for real property tax deduction for property located at 202 S. Michigan St. in the South Bend Central Development Area. (Key SB, LLC, the Hinman Company)
 - C. South Bend Central Development Area
 - (1) Commission approval requested for Agreement for Services by and between the City of South Bend, Indiana and Downtown South Bend, Inc.
 - (2) Commission approval requested for Lease by and between the South Bend Redevelopment Commission and Dhanwantari, Inc.

- (3) Commission approval requested for proposal for planning services in the South Bend Central Development Area. (East Race Master Plan)
- (4) Commission approval requested for Resolution No. 2335 approving the Fair Market Value of Property in the South Bend Central Development Area. (former Enzyme Research Associates)
- (5) Commission approval requested for Bid Specifications and Design Considerations for property in the South Bend Central Development Area. (former Enzyme Research Associates)
- (6) Commission authorization requested to publish the Notice of Intended Disposition of Property with publication dates of May 11 and May 18, 2007 and Receipt of Bids to be 10:00 a.m., June 1, 2007.
- (7) Commission approval requested for Resolution No. 2336 approving the Fair Market Value of Property in the South Bend Central Development Area. (former Art Mosaic Tile)
- (8) Commission approval requested for Bid Specifications and Design Considerations for property in the South Bend Central Development Area. (former Art Mosaic Tile)
- (9) Commission authorization requested to publish the Notice of Intended Disposition of Property with publication dates of May 11 and May 18, 2007 and Receipt of Bids to be 10:00 a.m., June 1, 2007.
- (10) Commission approval requested for proposal for consulting services in the South Bend Central Development Area.
- (11) Commission approval requested for Lease Renewal with LePeeps Restaurant. (Michigan St. Shops)

D. Sample-Ewing Development Area

- (1) Commission approval requested for Resolution No. 2337 determining the Commission's intent to pay certain expenses incurred for local public improvements in or serving the Sample-Ewing Allocation Area (South Bend Allocation Area No. 8) from the Sample-Ewing Allocation Area (South Bend Allocation Area No. 8) Special Fund.
- (2) Commission approval requested for Resolution No. 2338 ratifying, confirming and approving an escrow termination agreement related to the A.J. Wright distribution center project.

- (3) Commission approval requested for Fire Watch services for property in the Sample-Ewing Development Area. (420 W. Sample)
 - (4) Commission approval requested for Assignment of Lease with J & L Management Corporation from Norfolk Southern Railway in the Sample-Ewing Development Area.
- E. Airport Economic Development Area
- F. South Bend Medical Services District
- G. West Washington-Chapin Development Area
 - (1) Commission approval requested for Subordination Agreement for property located at 128 La Porte Ave., 130-132 La Porte Ave., 136 La Porte Ave., 902 Colfax Ave, 906 Colfax Ave. and 910-912 Colfax Ave. in the West Washington-Chapin Development Area.
- H. South Side Development Area
 - (1) Filing of Resolution No. 2334 amending the South Side Development Area Development Plan and setting a public hearing on Resolution No. 2334 for 10:00 a.m., June 1, 2007. (4225 S. Main St.)
- I. Northeast Neighborhood Development Area
 - (1) Commission approval requested for proposal for professional services in the Northeast Neighborhood Development Area. (Survey, NNDA boundary change)
 - (2) Commission approval requested for proposal for financial consulting services in the Northeast Neighborhood Development Area. (Eddy Street Commons TIF)
 - (3) Commission approval requested for proposal for financial consulting services in the Northeast Neighborhood Development Area. (Northeast Project Economic and Fiscal Impact Analysis)
 - (4) Commission approval requested for proposal for consulting services in the Northeast Neighborhood Development Area. (Legal services, Revenue Bonds)
- J. Douglas Road Economic Development Area
- K. Other

- (1) Commission approval requested for proposal for financial consulting services.
- (2) Staff report on new Open Door Law requirements on SEA 103 – Serial Meetings.

7. Progress Reports

8. Next Commission Meeting: Friday, May 18, 2007 at 10:00 a.m.

9. Adjournment